



# RANCHO CARLSBAD PROPERTY

**Total score: 146 points**

APN: 168-050-36  
Size: 11.43 acres  
General Plan: Residential Low Medium (RLM) and Open Space (OS)  
Zoning: Residential Mobile Home Park (RMHP)  
LFMZ: 15  
Location: East of College Avenue, north and south of the future extension of Cannon Road.

Property Owner: Rancho Carlsbad Owners' Association  
Correspondence received from the property owner (copy attached) indicates that the Owners' Association has plans for the property and, therefore, it is not for sale.

Property Background: The site is part of the Rancho Carlsbad Mobile Home Park and is currently undeveloped. A portion of the property is a flood control basin and a wetlands mitigation site.

The site is a Standards Area in the HMP Preserve therefore certain preservation standards must be met on-site prior to development of the site.



**Rancho Carlsbad** Owners' Association, Inc.  
5200 El Camino Real, Carlsbad, California 92010-7118  
Phone: (760) 438-0333 Fax: (760) 438-1808

January 9, 2007

Mr. Michael Grim, City Planner  
City of Carlsbad  
1635 Faraday Avenue  
Carlsbad, CA 92008

RE: Ad Hoc Citizen's Advisory Committee  
Open space and trails



Dear Mr. Grim,

This is in answer to your December 21, 2006 announcement by the above committee's acquisition rankings of potential sites in Carlsbad, that could be considered future sites for open space or trails.

As a homeowners association, we are in favor of the concept of Proposition C, particularly open space. However, 7.5 acres of our 11.5 acre site has already been identified as a flood control (BJ) basin, forcing us to relocate existing facilities on a significant portion of that site to another nearby location.

Furthermore, 3.3 acres of the BJ basin site has already been identified as a wetlands restoration area to mitigate for the future construction of College Blvd Reach A.

Rancho Carlsbad has other plans for the remaining 4 acres that border the CUSD site and have entered into an option agreement with a local developer, therefore, it's not for sale.

We feel we have already made a significant contribution to open space previously mandated by the City.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Bill Arnold".

Bill Arnold, President

cc: David Hauser

Glenn Prium

City Council

Sue Loftin, RCOA Counsel

**From:** <benteq@adelphia.net>  
**To:** <Mgrim@ci.carlsbad.ca.us>  
**Date:** 01/11/2007 10:42:26 AM  
**Subject:** Open Space Advisory Committee

Mike:

This email is in response to the City's Ad-Hoc Committee's (Open Space & Trails) recent report.

Two of the properties identified in the report for open space or trails acquisition are the subject of development plans that my partners and I are preparing with the property owners; the first is known as the Lubliner property; the second is the RCOA Parcel 4 property. Preliminary Applications for both properties have been processed with City staff.

Since the Committee's report does not specify the scope of any proposed acquisition (i.e. open space or trails), I cannot yet determine to what extent the proposed trails or open space might conflict with our intended land use and development. In any event, we trust the City will be considerate of our rights and interests as it proceeds with this Open Space & Trails program and we look forward to working with staff to achieve our mutual goals.

If you require any additional information about these properties in the mean time, please don't hesitate to contact me, or our lead consultant, Bob Ladwig.

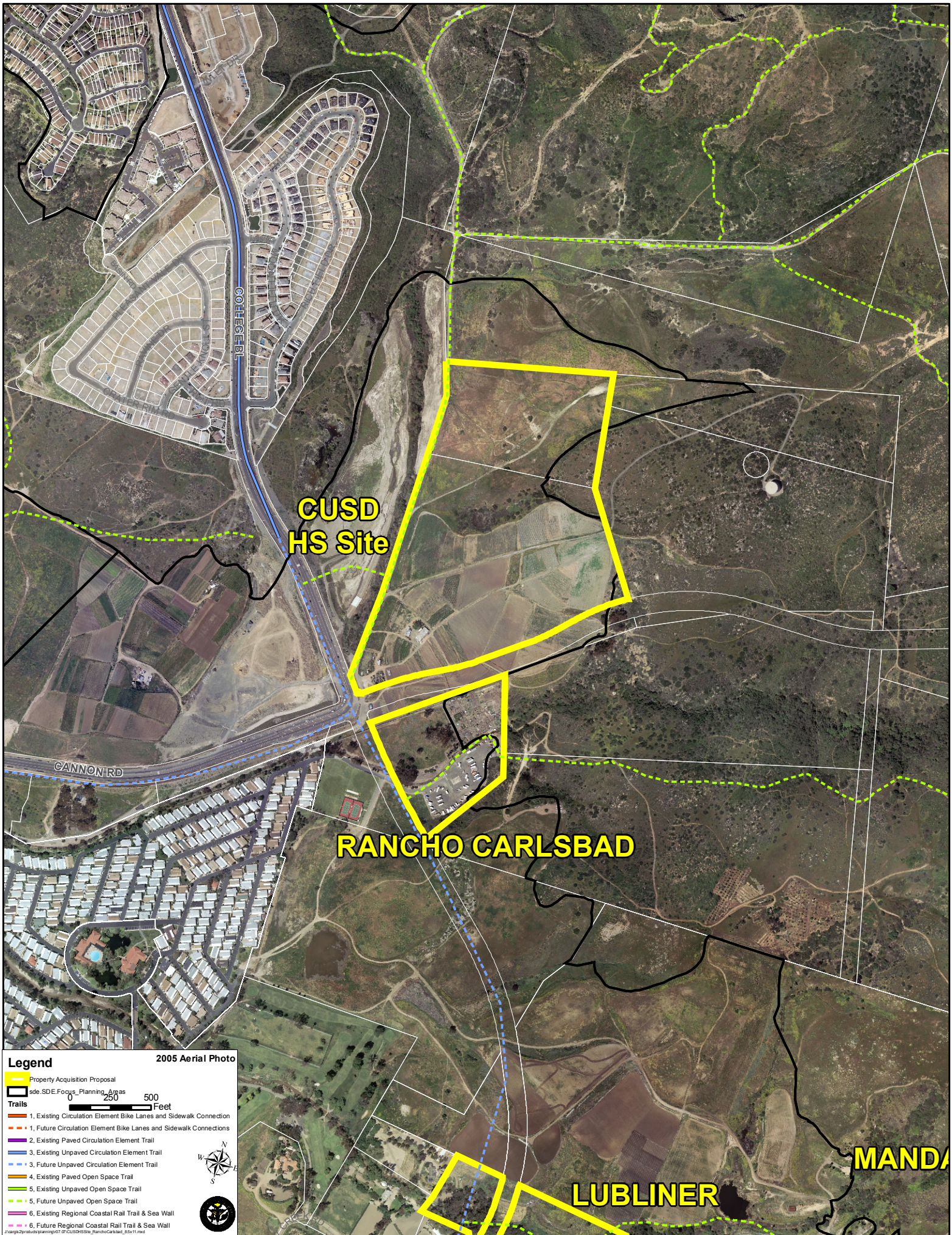
Thank you,

David M. Bentley, President

Bentley Equity, Inc.

**CC:** <bkenn@ci.carlsbad.ca.us>; <ldg@dwilsoneng.com>, <bara52@roadrunner.com>, <marcwing@cox.net>, <knotax@hpzlaw.com>, <Horjo@aol.com>







Open Space Nomination - Preserve Calavera # 4

Parcel Name: Rancho Carlsbad.

APN 168-050-46 ~~36~~ <sup>35</sup> acres

~~APN 168-050-19~~ 19 acres

Note: The request is to acquire only that small portion of the single parcel next to Holly Springs and on the east side of the planned extension of College Blvd.

Submitted by: Preserve Calavera  
5020 Nighthawk  
Oceanside, CA  
760-724-3887

Description of parcel by Ranking Criteria:

Group A

- 24 The Multiple Habitat Conservation Plan (MHCP) Vol. II Section 4 (copy attached) identifies a major population of Orange-throated Whiptail (*Cnemidophorus hyperythrus beldingi*). More complete biological surveys are likely to also identify least Bell's Vireo as they historically where known in this area.
- 23 This property is part of the designated Link B- and is the critical part of this link connecting three core areas- Core 2 and 3 inland to Core 4 which includes the Agua Hedionda Lagoon and connects all the way to the coast. There is no other way to make this three way core area connection.
- ? The parcel serves habitat linkage. Since all of the trail access points in this area have not yet been defined ( the trail head potentially included with the Robertson Ranch project was removed from that EIR) this parcel would provide some new options for trail connectivity that do not now exist.
- 21 The property has not now been included on the City's Comprehensive Trail Master Plan. However, adding it as a new trail connection would improve access to the core area hiking and biking trails to the residents of Rancho Carlsbad and the neighborhoods across El Camino Real. It is uniquely situated to provide connections between the city's trail system and the trails on the preserve land managed by the Ca Department of Fish and Game that are not part of the city's trail system.
- 20 The parcel contains a key reach of Little Encina Creek including primarily willow riparian wetlands habitat with some oaks and sycamores. San Diego County has lost an estimated 95% of its historic wetland habitats. The HMP/MHCP requires no net loss of the willow riparian wetland

habitat. Preservation is the best method of preserving the existing functions of this wetland.

Group B

\_\_\_14\_\_\_

Parcel is part of the Agua Hedionda sub-watershed. A key reach of the creek goes through the parcel. Preserving this area would help naturally improve the downstream flooding conditions at Rancho Carlsbad. The parcel addresses categories 1 preservation of natural resources, 3 outdoor recreation, and 5 public health and safety. It could also provide a greenbelt to buffer the Core area from the dense development planned at Robertson Ranch, benefiting both the current and future residents of this area.

\_\_\_13\_\_\_

This parcel is located within the Habitat Management Plan (HMP) Focus Planning Area Link B.

\_\_\_12\_\_\_

This parcel is located within HMP preserve system Link B.

\_\_\_11\_\_\_

This parcel contains priority wetland habitat types per the HMP.

Group C

\_\_\_?\_\_\_

Unknown

\_\_\_4\_\_\_

Parcel provides for scenic connectivity to natural habitats, and a buffer from dense planned new development and the Calavera Preserve.

\_\_\_3\_\_\_

Uplands increase area of filtration of urban run-off and provides improved water quality for the watershed. This natural absorption greatly reduces flow volume and creek channel erosion. This is of particular importance here as is it near the convergence of Calavera , Little Encinas and Aqua Hedionda creeks and is adjacent to Rancho Carlsbad that is built in the flood plain and has chronic problems with flooding and drainage.

\_\_\_0\_\_\_

This parcel is highly degraded except for the wetlands.

\_\_\_1\_\_\_

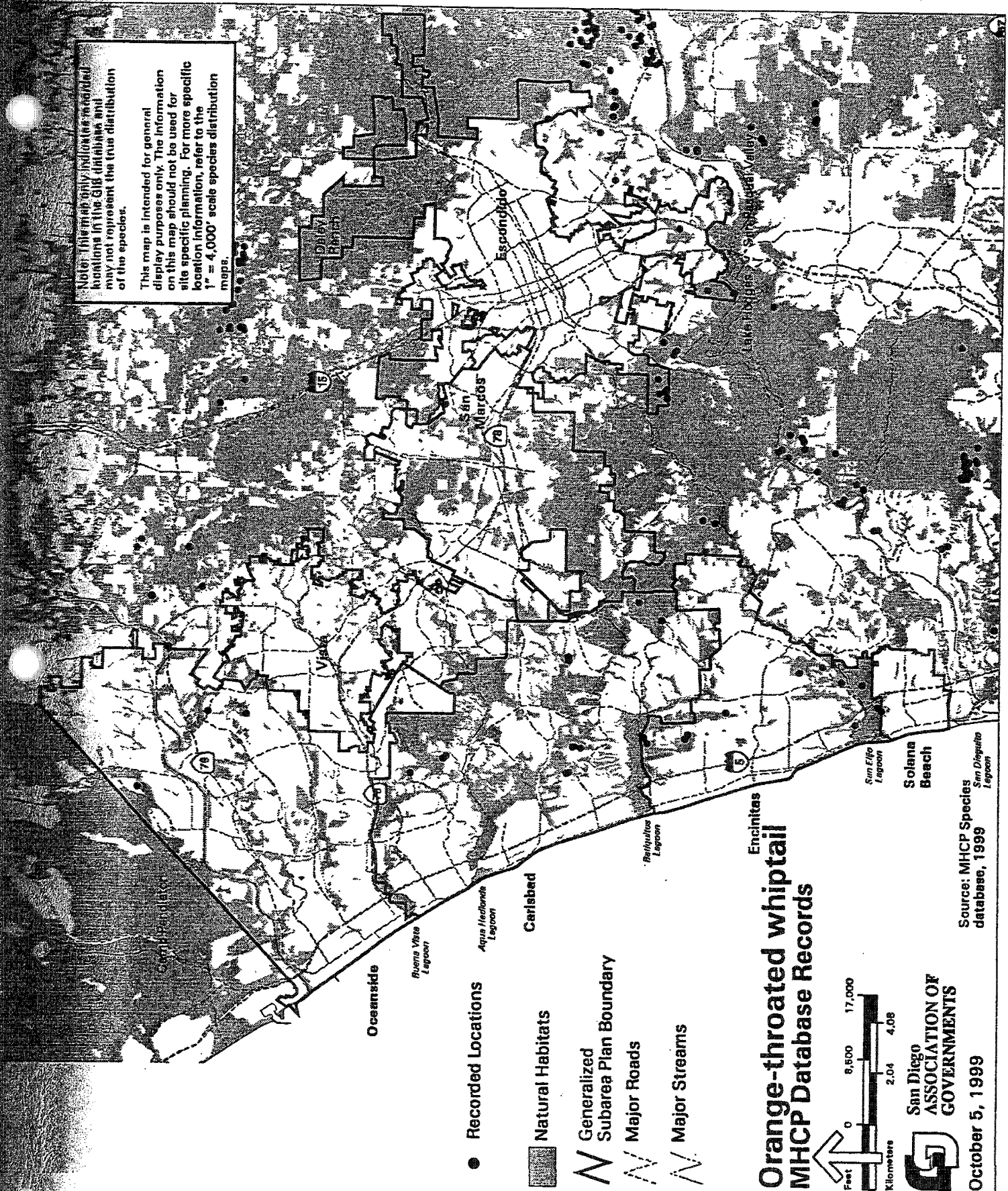
Increasing the natural open space would also help buffer the surrounding residential neighborhoods from the noise and other effects of a high school.

146

Estimated minimum points

Note: This map only indicates recorded locations in the GIS database and may not represent the true distribution of the species.

This map is intended for general display purposes only. The information on this map should not be used for site specific planning. For more specific location information, refer to the 1" = 4,000' scale species distribution maps.



● Recorded Locations

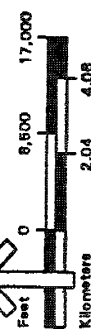
■ Natural Habitats

— Generalized Subarea Plan Boundary

— Major Roads

— Major Streams

# Orange-throated whiptail MHCP Database Records



San Diego  
ASSOCIATION OF  
GOVERNMENTS

Source: MHCP Species  
database, 1999

October 5, 1999



# MITSUUCHI PROPERTY

**Total score: 145 points**

APN: 216-121-17  
Size: 18.11 acres  
General Plan: Residential Medium Density (RM) and Open Space (OS)  
Zoning: Planned Community (P-C)  
LFMZ: 19  
Location: West of El Camino Real, south of Mimosa Drive.

Property Owner: Mitsuuchi Bypass Trust

Property Background: The property is located on the north shore of Batiquitos Lagoon and contains both upland and wetland species. The site currently contains native habitat dissected by mountain biking trails as well as an SDG&E power transmission line easement.

The site is located adjacent to the Hardline Preserve Area for Batiquitos Lagoon. Therefore any development of the property must conform to the Adjacency Standards of the HMP, as well as any applicable wetland buffer requirements in the City's Local Coastal Program.

Funding: According to the Wildlife Agencies, the site's location and existing native vegetation could allow it to qualify for acquisition funds from the Section 6 Habitat Conservation Plan Land Acquisition Program. These funds are awarded on a competitive basis. If funds are available from this program, the City would be required to provide up to 25 percent matching funds.

Committee Comments: The Committee noted that these properties, located on the north shore of Batiquitos Lagoon, were essential to allow the completion of a heavily used public trail. They also noted that, had detailed biological information been available, the properties would have likely scored higher in the rankings due to their wetland/upland habitat interface.







# Open Space Acquisition Proposal – Mitsuuchi Property

**Property Identification:** APN 216-121-17

**Contact Information:** Mike Grim, Carlsbad Planning Department  
1635 Faraday Av, Carlsbad CA 92008  
760-602-4623  
mgrim@ci.carlsbad.ca.us

## **Description of Property:**

### **Contains narrow endemics, etc:**

*Unknown for certain – no site specific biological studies are available. Given its location, there is a good chance that some narrow endemic species or other species of interest exist on site.*

### **Provides connectivity of biological/wildlife corridors 23 points**

*The property fronts on Batiquitos Lagoon and would provide longshore upland access adjacent to the lagoon. The property is also adjacent to existing hardline preserve to the north that connects to corridors within the Aviara Master Plan –preservation of this property would permanently establish the linkage between the lagoon and this upland corridor.*

### **Serves both habitat and trail linkage purposes 22 points**

*The site is identified on the Citywide Trails Map as a future unpaved open space trail and provides upland habitat adjacent to the lagoon.*

### **Provides for trails or trail linkages 21 points**

*The site would provide a trail link, extending the existing North Batiquitos Lagoon Shore trail to the east.*

### **Contains native habitat 20 points**

*According to the City's Vegetation Map contained in the HMP, the site contains maritime succulent scrub and coastal salt marsh native habitats.*

### **Meets multiple priorities of the OSCRMP 14 points**

*The OSCRMP lists open space for plants and animals as well as wetlands as open space acquisition priorities – the proposed property contains both of these features.*

**Located within HMP Focus Planning Areas** **13 points**

*The site is located within Core Area No. 8*

**Located within or adjacent to existing HMP Preserve** **12 points**

*The site is located partially within and adjacent to the HMP Hardline Preserve area of Batiquitos Lagoon.*

**Type of habitat is priority in HMP** **11 points**

*According to the City's Vegetation Map contained in the HMP, the site contains maritime succulent scrub and coastal salt marsh native habitats – both of these habitat types are listed as priorities in the HMP.*

**Contains paleontological, archeological resources**

*No site specific surveys have been conducted however previous surveys recorded by the San Diego Natural History Museum noted some archeological resources in the surrounding area.*

**Provides connectivity of scenic or other open spaces** **4 points**

*Preservation of the property would preclude development and enhance the scenic quality of the lagoon shoreline as seen from La Costa Avenue and El Camino Real, both listed as Scenic Roadways in the City's General Plan.*

**Enhances water quality** **3 points**

*The property is located adjacent to a wetland and contains a small drainage area, therefore preservation of the property would serve to enhance water quality of waters entering Batiquitos Lagoon.*

**Property not in need of habitat enhancement** **2 points**

*Most of the property contains existing habitat and property enhancement or restoration would be very limited.*

**Possesses special or unique circumstances**

**TOTAL POINTS** **145 POINTS**



# MURPHY PROPERTY

**Total score: 143 points**

APN: 216-121-22  
Size: 17.22 acres  
General Plan: Residential Medium Density (RM) and Open Space (OS)  
Zoning: Planned Community (P-C)  
LFMZ: 19  
Location: West of El Camino Real, south of Hummingbird Lane.

Property Owner: Howard F. Murphy Trust

Property Background: The property is located on the north shore of Batiquitos Lagoon and contains both upland and wetland species. The site has been cleared for agricultural purposes.

The site is located adjacent to the Hardline Preserve Area for Batiquitos Lagoon. Therefore any development of the property must conform to the Adjacency Standards of the HMP, as well as any applicable wetland buffer requirements in the City's Local Coastal Program.

Funding: According to the Wildlife Agencies, the site's location and existing native vegetation could allow it to qualify for acquisition funds from the Section 6 Habitat Conservation Plan Land Acquisition Program. These funds are awarded on a competitive basis. If funds are available from this program, the City would be required to provide up to 25 percent matching funds.

Committee Comments: The Committee noted that these properties, located on the north shore of Batiquitos Lagoon, were essential to allow the completion of a heavily used public trail. They also noted that, had detailed biological information been available, the properties would have likely scored higher in the rankings due to their wetland/upland habitat interface.





## Legend

2005 Aerial Photo

- Property Acquisition Proposal
- sde.SDE.Focus\_Planning\_Areas
- Trails
- 0 250 500 Feet
- 1. Existing Circulation Element Bike Lanes and Sidewalk Connections
- 2. Future Circulation Element Bike Lanes and Sidewalk Connections
- 3. Existing Paved Circulation Element Trail
- 4. Existing Unpaved Circulation Element Trail
- 5. Future Unpaved Circulation Element Trail
- 6. Existing Paved Open Space Trail
- 7. Existing Unpaved Open Space Trail
- 8. Future Unpaved Open Space Trail
- 9. Existing Regional Coastal Rail Trail & Sea Wall
- 10. Future Regional Coastal Rail Trail & Sea Wall





# Open Space Acquisition Proposal – Murphy Property

**Property Identification:** APN 216-121-22

**Contact Information:** Mike Grim, Carlsbad Planning Department  
1635 Faraday Av, Carlsbad CA 92008  
760-602-4623  
mgrim@ci.carlsbad.ca.us

## **Description of Property:**

### **Contains narrow endemics, etc:**

*Unknown for certain – no site specific biological studies are available. Given its location, there is a good chance that some narrow endemic species or other species of interest exist on site.*

### **Provides connectivity of biological/wildlife corridors 23 points**

*The property fronts on Batiquitos Lagoon and would provide longshore upland access adjacent to the lagoon. The property also contains some HMP hardline preserve in the northeast corner that connects to corridors within the Aviara Master Plan –preservation of this property would permanently establish the linkage between the lagoon and this upland corridor.*

### **Serves both habitat and trail linkage purposes 22 points**

*The site is identified on the Citywide Trails Map as a future unpaved open space trail and provides upland habitat adjacent to the lagoon.*

### **Provides for trails or trail linkages 21 points**

*The site would provide a trail link, extending the existing North Batiquitos Lagoon Shore trail to the east.*

### **Contains native habitat 20 points**

*According to the City Vegetation Map, the site contains coastal sage scrub and maritime succulent scrub native habitats.*

### **Meets multiple priorities of the OSCRMP 14 points**

*The OSCRMP lists open space for plants and animals, scenic resources, and open space buffers as open space acquisition priorities – the proposed property contains all of these features. It provides habitat for native plants and animals; as discussed above, preservation of the property provides for improved*

*scenic views from arterial roadways within Carlsbad and provides an increased buffer between the lagoon and nearby development.*

**Located within HMP Focus Planning Areas**

**13 points**

*The site is located within Core Area No. 8*

**Located within or adjacent to existing HMP Preserve**

**12 points**

*The site is located partially within and adjacent to the HMP Hardline Preserve area of Batiquitos Lagoon.*

**Type of habitat is priority in HMP**

**11 points**

*According to the City Vegetation Map, the site contains coastal sage scrub and maritime succulent scrub native habitats – these habitats are listed as priority habitats in the HMP.*

**Contains paleontological, archeological resources**

*No site specific surveys have been conducted however previous surveys recorded by the San Diego Natural History Museum noted some archeological resources in the surrounding area.*

**Provides connectivity of scenic or other open spaces**

**4 points**

*Preservation of the property would preclude development and enhance the scenic quality of the lagoon shoreline as seen from La Costa Avenue and El Camino Real, both listed as Scenic Roadways in the City's General Plan.*

**Enhances water quality**

**3 points**

*The property is located adjacent to a wetland and contains a small drainage area, therefore preservation of the property would serve to enhance water quality of waters entering Batiquitos Lagoon.*

**Property not in need of habitat enhancement**

*While the property does contain some native habitat, a large portion of the site has been used for agriculture and would need to be revegetated to provide maximum habitat value.*

**Possesses special or unique circumstances**

**TOTAL POINTS**

**143 POINTS**





# POINSETTIA VERNAL POOLS (MANAGEMENT ONLY)

**Total score: 102 points**

APN: 214-150-22

Size: 16.26 acres

General Plan: Transportation Corridor (TC)

Zoning: Transportation Corridor (T-C)

LFMZ: 22

Location: North of Poinsettia Lane, within the Northern San Diego County Railroad right-of-way.

Property Owner: North County Transit District

Property Background: The area proposed for habitat management is a portion of the parcel and contains a vernal pool complex. It is located within the railroad right-of-way, therefore the proposal only covers management of the property. Access to, and conservation of, the property would need to be negotiated with NCTD.

The property is identified as one of three Special Resource Areas in the HMP due to the presence of vernal pools. Vernal pools contain many species of interest listed in the HMP, including the San Diego Fairy Shrimp and California Orcutt grass (both being Federally Endangered, MHCP Obligate Wetland Species, and Narrow Endemics).

Funding: The Wildlife Agencies have stated that additional funding may be available to assist with the management of the property however the amount is not known at this time.





## Legend

- Property Acquisition Proposals
- sde.SDE.Focus\_Planning\_Areas

### Habitat Management Plan

- Existing Hardline Conservation Area
- Proposed Hardline Conservation Area
- Proposed Standards Area

### Trails

- 1, Existing Circulation Element Bike Lanes and Sidewalk Connection
- 1, Future Circulation Element Bike Lanes and Sidewalk Connections
- 2, Existing Paved Circulation Element Trail
- 3, Existing Unpaved Circulation Element Trail
- 3, Future Unpaved Circulation Element Trail
- 4, Existing Paved Open Space Trail
- 5, Existing Unpaved Open Space Trail
- 5, Future Unpaved Open Space Trail
- 6, Existing Regional Coastal Rail Trail & Sea Wall
- 6, Future Regional Coastal Rail Trail & Sea Wall

2005 Aerial Photo

0 500 1,000 Feet





# Open Space Acquisition Proposal – Poinsettia Vernal Pools – Easement and Management only

**Property Identification:** APN 214-150-12

**Contact Information:** Mike Grim, Carlsbad Planning Department  
1635 Faraday Av, Carlsbad CA 92008  
760-602-4623  
mgrim@ci.carlsbad.ca.us

## **Description of Property:**

**Contains narrow endemics, etc:** 24 points

*The property has been surveyed by certified biologists in association with the adjacent Poinsettia Properties Specific Plan and contains a vernal pool complex with San Diego Fairy Shrimp, among other vernal pool species.*

**Provides connectivity of biological/wildlife corridors**

*While the property is located within the NCTD right-of-way the habitat quality north and south of the site do not provide for connectivity and the area is not shown in the HMP or MHCP as a wildlife or biological corridor.*

**Serves both habitat and trail linkage purposes**

*The site is not identified on the Citywide Trails Map and, therefore, does not provide for trail linkages. The Coastal Rail Trail through this part of Carlsbad has been aligned to follow the local street system, rather than use this portion of the NCTD right-of-way.*

**Provides for trails or trail linkages**

*See above – not applicable*

**Contains native habitat** 20 points

*According to site specific biological surveys, the site contains vernal pool*

**Meets multiple priorities of the OSCRMP** 14 points

*The OSCRMP lists open space for plants and animals as well as wetlands as open space acquisition priorities – the proposed property contains both of these features.*

**Located within HMP Focus Planning Areas** **13 points**

*The site is identified in the HMP as Special Resource Area No. 2*

**Located within or adjacent to existing HMP Preserve** **12 points**

*The site is located within the existing HMP Hardline Preserve area.*

**Type of habitat is priority in HMP**

*The site contains vernal pools and native grasslands, which are priority habitats listed by the HMP.*

**Contains paleontological, archeological resources**

*No site specific surveys have been conducted and previous surveys recorded by the San Diego Natural History Museum noted no archeological resources in the immediate area.*

**Provides connectivity of scenic or other open spaces** **4 points**

*Preservation of the property would preclude development and enhance the scenic quality of the lagoon shoreline as seen from La Costa Avenue and El Camino Real, both listed as Scenic Roadways in the City's General Plan.*

**Enhances water quality**

*The property is not located within a drainage system or near a wetland, therefore no enhancement of water quality would occur due to its preservation.*

**Property not in need of habitat enhancement** **3 points**

*The vernal pool area was cleared of non-native vegetation by the adjacent developer and no further restoration or enhancement would be needed.*

**Possesses special or unique circumstances**

**TOTAL POINTS**

**90 POINTS**



# BRODIAEA PRESERVE

**Total score: 82 points**

APN: 212-050-46  
Size: 1.10 Acres  
General Plan: Planned Industrial (PI)  
Zoning: Planned Industrial (P-M)  
LFMZ: 5  
Location: West of El Camino Real, between College Boulevard and Bryant Drive

Property Owner: The Environmental Trust (in bankruptcy).  
The property is currently being offered to Wildlife Agencies through bankruptcy settlement.

Property Background: The property was the site of a *Brodiaea filifolia* preservation and transplantation as mitigation for the adjacent mobile home park development. The Environmental Trust was retained to perform preserve management on the property but has since gone bankrupt. *Brodiaea filifolia* is a Federally Threatened and State Endangered species and is listed as a Narrow Endemic species in the North County Multiple Habitat Conservation Plan (MHCP).

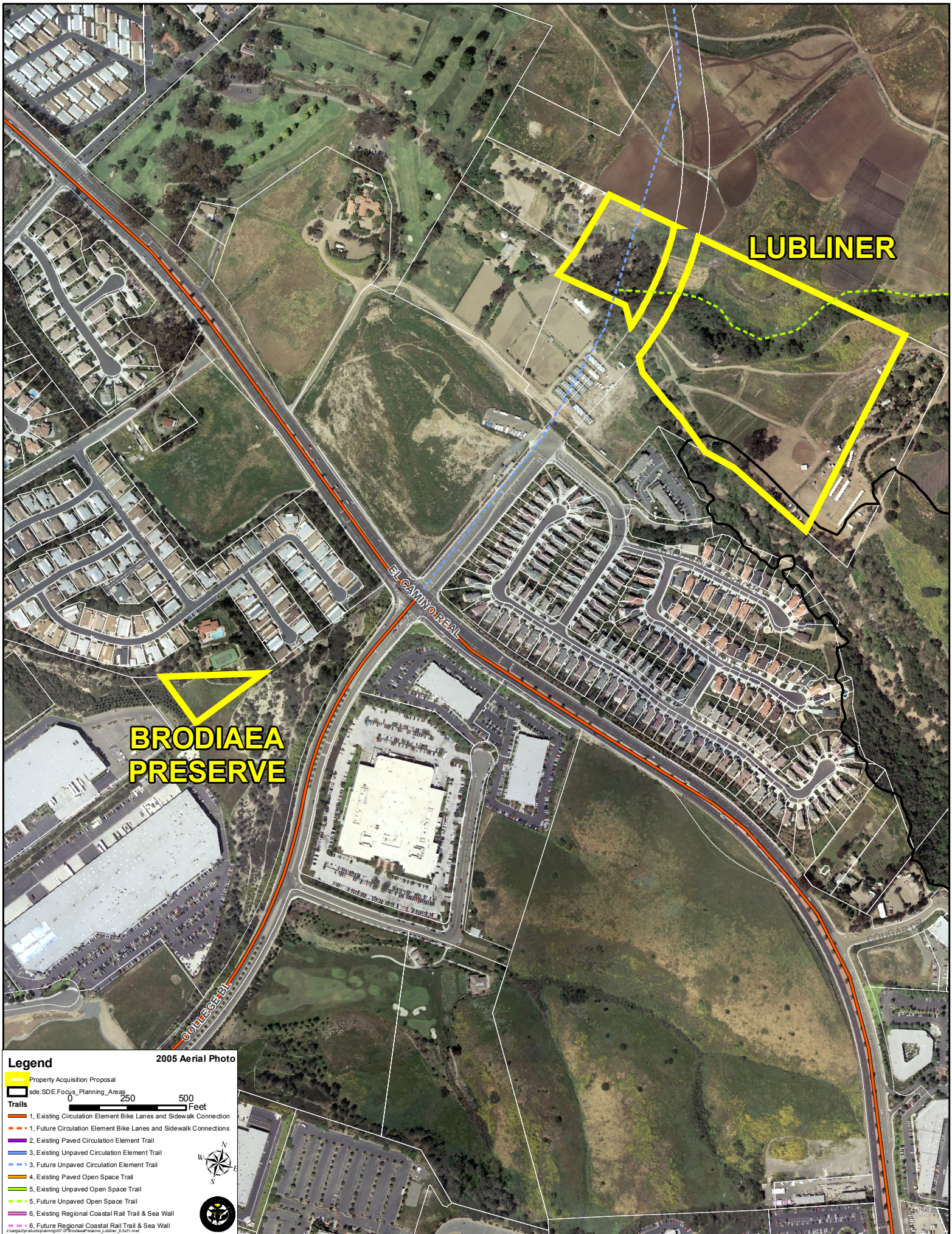
The site is noted in the MHCP, HMP, and Biological Opinion as a critical population for the narrow endemic species. As such, preservation and management of the site in perpetuity is necessary for the City to maintain coverage of the species and be allowed to issue Incidental Take Permits for *Brodiaea*.

Funding:

No direct property acquisition costs due to the bankruptcy status.

There is a small amount of the original endowment remaining from the bankruptcy settlement. Additional management funds could be available through Wildlife Agency grants and/or programs.







# Open Space Acquisition Proposal – Brodiaea Preserve

**Property Identification:** APN 212-050-46

**Contact Information:** Mike Grim, Carlsbad Planning Department  
1635 Faraday Av, Carlsbad CA 92008  
760-602-4623  
mgrim@ci.carlsbad.ca.us

## **Description of Property:**

**Contains narrow endemics, etc:** **24 points**

*Site specific biological surveys show a population of Brodiaea filifolia, a narrow endemic species on several locations within the site.*

**Provides connectivity of biological/wildlife corridors**

*While the non-native grassland and southern maritime chaparral on site may provide stepping stones for bird movement, the site is not located within the wildlife or biological corridors identified in the HMP or MHCP.*

**Serves both habitat and trail linkage purposes**

*The site does provide for habitat preservation but is not located on or near any Citywide Trail System alignment.*

**Provides for trails or trail linkages**

*The site is not located on or near any Citywide Trail System alignment.*

**Contains native habitat** **20 points**

*According to the City Vegetation Map, the site contains southern mixed chaparral native habitat.*

**Meets multiple priorities of the OSCRMP**

*The property contains open space for plants and animals but does not substantially provide for any other priority open space types listed in the OSCRMP.*

**Located within HMP Focus Planning Areas** **13 points**

*The site is located within Core Area No. 4*

**Located within or adjacent to existing HMP Preserve** **12 points**

*The site is located within the existing HMP Hardline Preserve area.*

**Type of habitat is priority in HMP** **11 points**

*According to the City Vegetation Map, the site contains southern mixed chaparral native habitat – this habitat is listed as a priority habitat in the HMP.*

**Contains paleontological, archeological resources**

*No site specific surveys have been conducted and previous surveys recorded by the San Diego Natural History Museum noted no archeological resources in the immediate area.*

**Provides connectivity of scenic or other open spaces**

*Preservation of the property would not increase connectivity of open spaces since the property is almost surrounded by existing development.*

**Enhances water quality**

*The property is not located within a drainage system or near a wetland, therefore no enhancement of water quality would occur due to its preservation.*

**Property not in need of habitat enhancement** **2 points**

*The property has been previously maintained by a conservation entity and does not require any habitat enhancement to provide biological value.*

**Possesses special or unique circumstances**

**TOTAL POINTS** **82 POINTS**